

NOTICE OF APPLICATION

Notice is hereby given on this date: **November 9, 2020** that the application/proposal described in this notice has been filed with the City of Walla Walla. **The application documents may be reviewed by contacting the Development Services Department at 509-524-4710 or visiting the city's website at <https://www.wallawallawa.gov/government/development-services/public-notice>.**

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The City of Walla Walla Development Services Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA), authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA responsible official has preliminarily determined that the proposal is subject to threshold determination requirements and the responsible official expects to issue the following threshold determination: Mitigated Determination of Non-Significance (MDNS).

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

- The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement issued May 22, 2018
- Submitted SEPA environmental checklist, dated August 3, 2020
- Geotechnical Engineering Report, prepared by Anderson Perry, dated November 4, 2020
- Cultural Resources Inventory, prepared by Anderson Perry, dated August 17, 2020
- Preliminary Stormwater Report, prepared by Anderson Perry, dated November 2, 2020
- Traffic Impact Analysis (TIA), prepared by PBS, dated October 29, 2020

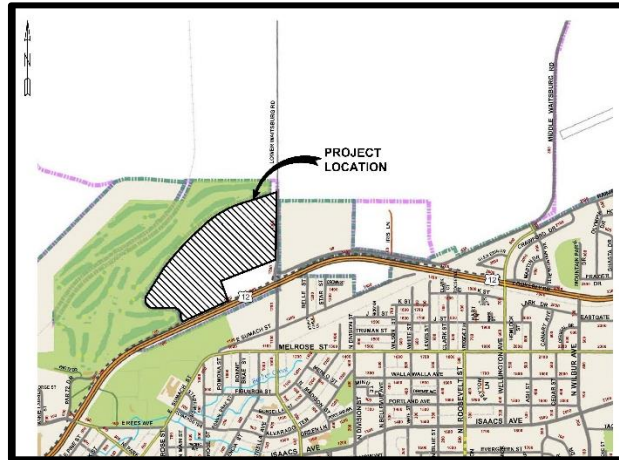
Copies of these materials are available for public review during all applicable comment periods on the application/proposal may be reviewed by contacting the Development Services Department at 509-524-4710 or visiting the city's website at <https://www.wallawallawa.gov/government/development-services/public-notice>. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications. The TIA analyzes the anticipated transportation impacts as a result of the proposed project. The geotechnical report provides soil condition information.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Richland 132 LLC, 1616 Whiteley Road, Walla Walla, WA 99362
2. Application filing date: October 2, 2020.
3. Date that application was determined to be substantially complete: November 3, 2020.
4. Location and description of proposed action: Lower Waitsburg Road at the Highway 12 intersection and Middle Waitsburg Road. APN: 360717410002, **The applicant is requesting Preliminary Plat approval for approximately 55 acre, 238-lot subdivision with a maximum of 238 housing units and associated subdivision improvements.**
5. Comprehensive plan map designation(s) for the locations: Residential
6. Zoning map designation(s) for the locations: Neighborhood Residential
7. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov. **Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: November 30, 2020.**
8. **A public hearing will be held on the proposal by the City of Walla Walla Hearing Examiner, but it has not been scheduled yet.**
9. The following listed permits and/or authorizations have been requested in the application: Preliminary plat approval, Engineering review of civil plans and SEPA review.
10. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Grading and Building permits for the construction of homes.
11. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level IV review process.
12. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, 20, and 21.
13. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: City of Walla Walla Public Works, City of Walla Walla Development Services, Washington State Department of Transportation and Washington State Department of Ecology.
14. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.
15. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: none identified.
16. **SEPA lead agency: City of Walla Walla**
17. The SEPA responsible official has preliminarily determined that the proposal is subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold determination: Mitigated Determination of Non-Significance (MDNS).
18. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation measures have not been identified at this time.
19. Application materials and other documents referenced above are located at the City of Walla Walla Development Services proposal may be reviewed by contacting the Development Services Department at 509-524-4710 or visiting the city's website at <https://www.wallawallawa.gov/government/development-services/public-notice>, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive

plan map designation(s) for the location of the proposed action is stated above.

20. For additional information please contact the City of Walla Walla Development Services at 55 E Moore St., Walla Walla, WA 99362. (509)524-4710 or via email permits@wallawalla.gov www.wallawalla.gov/government/development-services



MONUMENT TABLE

- (20) 3/4" IRON PIPE 1.0' BELOW SURFACE BY THE CORNER
- (21) 1/4" YELLOW PLASTIC CAP MARKED "TOWNHOMES SURVEYING" 0.2' ABOVE GROUND
- (22) 3" BRASS CAP IN MONUMENT CASE 1.0' BELOW SURFACE
- (23) 1/4" YELLOW PLASTIC CAP MARKED "TOWNHOMES SURVEYING" 0.2' ABOVE GROUND
- (24) 1/2" IRON PIPE 0.5' ABOVE GROUND
- (25) 3/8" IRON PIPE WITH GROUND
- (26) 1/4" YELLOW PLASTIC CAP MARKED "TOWNHOMES SURVEYING" 0.2' ABOVE GROUND
- (27) CITY BPO PT. 1236 - 3" BRASS CAP WITH PLUMB MARK IN MONUMENT CASE 0.4' BELOW STREET SURFACE
- (28) CITY BPO PT. 1114 - 1/4" IRON PIPE IN MONUMENT CASE 1.0' BELOW STREET SURFACE
- (29) 1/8" IRON ROD IN CONCRETE FILLED 3" IRON PIPE IN MONUMENT CASE
- (30) 1/8" IRON ROD IN CONCRETE FILLED 3" IRON PIPE IN MONUMENT CASE
- (31) 1/8" IRON ROD IN CONCRETE FILLED 3" IRON PIPE IN MONUMENT CASE

LINE TABLE

LINE	BEARING	DISTANCE
1.1	S86°17'31"W	17.49'
1.2	S89°08'13"E	78.75'
1.3	S86°08'14"W	35.66'
1.4	S83°27'41"W	19.73'
1.5	S2°15'50"W	3.50'
1.6	S26°02'49"W	24.16'
1.7	N42°05'04"W	25.45'
1.8	S26°02'49"W	50.32'
1.9	S26°02'49"W	50.32'
1.10	S26°02'49"W	50.32'
1.11	N87°08'02"E	124.76'
1.12	S89°08'13"E	31.35'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	155.92'	350.00'	36°10'44"
C2	180.76'	3146.27'	3°17'06"
C3	691.57'	5146.77'	0°33'01"
C4	255.47'	5146.27'	1°49'54"
C5	1.78'	3146.27'	0°01'55"
C6	180.22'	1000.00'	95°03'00"
C7	161.46'	150.60'	60°56'25"
C8	164.04'	150.60'	60°56'25"
C9	205.26'	261.68'	64°56'03"
C10	180.49'	150.19'	69°28'03"
C11	151.43'	510.00'	34°05'03"
C12	324.04'	300.00'	58°27'19"
C13	87.60'	202.80'	34°56'03"
C14	210.26'	610.00'	11°56'04"
C15	160.33'	1015.00'	3°47'17"
C16	125.89'	757.50'	13°04'09"
C17	75.30'	757.50'	3°47'17"
C18	100.91'	502.00'	11°06'02"
C19	49.89'	502.00'	5°47'17"
C20	207.60'	197.50'	62°08'08"

38-07-17-13-C003
VETERANS MEMORIAL GOLF COURSE
CITY OF WALLA WALLA



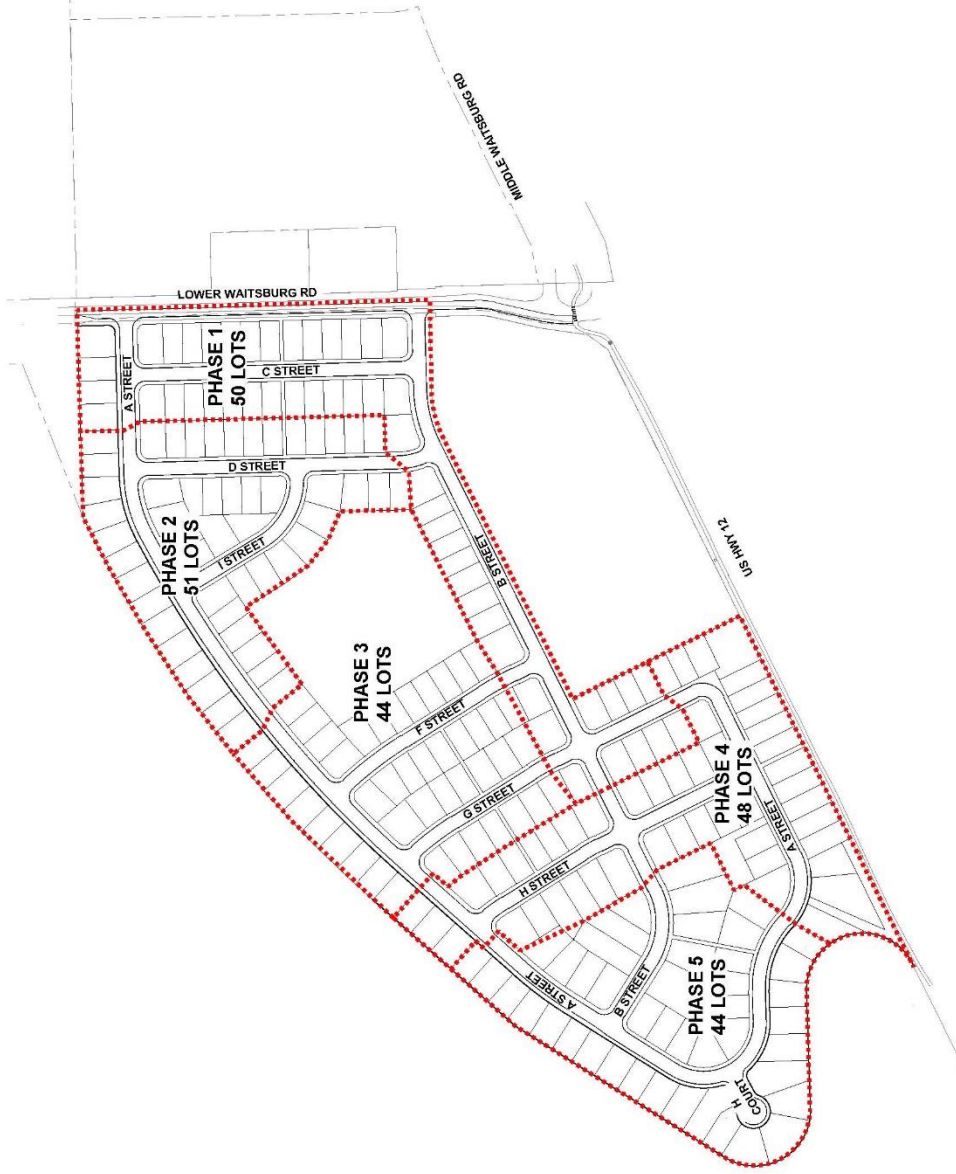
PRELIMINARY
DATE: October 28, 2020

PRELIMINARY PLAT OF HARVEY RANCH ESTATES SUBDIVISION
SCALE: 1"=150'
DATE: October 2020
JOB NO. 385-356
214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260

anderson perry & associates, inc.
REGISTERED PROFESSIONAL ENGINEER
1111 WALLA WALLA AVENUE, SUITE 200
WALLA WALLA, WA 99362

SHEET
2/14

A N D



RICHLAND 132, LLC
HARVEY RANCH ESTATES

PHASING PLAN

EXHIBIT
1